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Karen Johnson Davidson County
Batch# 860406 DEEDQC
05/23/2022 08:31:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220523-0059222

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF May, 2022.

NOTARY PUBLIC

My Commission expires: 9-6-2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:
Charles J. Bailey

TO:
I. Dyke Tatum, Trustee

FROM:
I. Dyke Tatum, Trustee

TO:
Charles J. Bailey and Diane L. Webb

THIS INSTRUMENT PREPARED BY

Esquire Title & Escrow Inc. 30 Burton Hills Blvd., Ste 200, Nashville, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles J. Bailey & Diane L. Webb **954 General George Patton Road** **Nashville, TN 37221**	**SAME**	**142090C95400CO**

Quitclaim Deed

For and in Consideration of the sum of $10.00 cash in hand paid and for the express purpose of making a re-conveyance for the purpose of adding his wife to the deed. I, **Charles J. Bailey** by these presents do hereby quitclaim and convey unto **I. Dyke Tatum, Trustee**, his successors and assigns, the following described tract or parcel of land, to wit:

Unit No. 954, together with the carport designated as No. 954-C, in River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, Page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Richard E. Brady and wife, Joanne S. Brady, by deed from Haury & Smith Contractors, Inc., recorded in Book 5690, Page 687, Register's Office for Davidson County, Tennessee. The said Richard E. Brady, having since died on November 14, 2001, leaving his wife, Joanne S. Brady, as sole owner. Thereafter the said Joanne S. Brady conveyed her interest in said property to Joanne S. Brady, a single woman and Charles J. Bailey, a married man as joint tenants with the right of survivorship by deed dated August 24, 2020 and recorded in Instrument No. 20200825-0095953, Register's Office of Davidson County, Tennessee. Joanne S. Brady has since died on January 15, 2021 and is survived by Charles J. Bailey, a married man.

unimproved ( )
This is improved (X) property known as: 954 General George Patton Road, Nashville, TN 37221

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said unto **I. Dyke Tatum, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey unto **Charles J. Bailey and Diane L. Webb, husband and wife**, their heirs and assigns the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WEREOF, we have hereunto set our hands this 20th day of May, 2022

Charles J. Bailey

I. Dyke Tatum, Trustee

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles J. Bailey** the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of May, 2022.

My Commission expires:
September 6, 2022

Theresa L. Smith Notary Public

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **I. Dyke Tatum, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of May, 2022.

My Commission expires:
September 6, 2022

Theresa L. Smith Notary Public

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.